Meeting was called to order at 7:05 pm by Chairman Fogg.

In attendance were; Chairman Peter Fogg, Commissioner Dave Wadleigh and Administrator Johanna Ames.

Guest in attendance included; Selectmen: Katherine Dawson, Norm Boudreau, Pat Consentino and Sandy Plessner, Town Administrator – Joyce Fulweiler Residents: Mr. Paul Boudreau and Mr. Donald Shaw of River Road, and various residents of Gas Light Village.

As the first order of business, Mr. Boudreau and Mr. Shaw addressed the Commission. Mr. Shaw was representing Marion Moulton of 37 Church St. The land is abutted by approximately a nine acre wood lot. Mr. Shaw is questioning the Commission’s billing of betterment fees to the wood lot as it is land locked and presently has a common boundary to the wood lot. There is a Right Of Way that is currently being investigated over Mr. Boudreau’s property. The Town currently classifies the lot as “backland” and Mr. Shaw questions the accessibility of the land for a sewer utility. Mr. Boudreau stated that there is a sewer stub for the property left on his land on the pressure line, but there is no defined ROW on the property behind Mr. Boudreau’s, which is owned by Joe LaTouche. Mr. Boudreau believes it should be another phase of the sewer project, the line would have to be extended to the property and would probably need a pump, at which time a Betterment would be applicable. Mr. Boudreau has been working with the Land Use Office to define the ROW. Chairman Fogg asked if there is currently any recorded easements for access to the property. Mr. Boudreau stated that his deed, Mr. LaTouche’s and the Moulton’s deed all mention a ROW, but that it is not defined. It mentions access through the North West side of The LaTouche property to pass to the ROW on Mr. Boudreau’s land. The ROW and utilities were discussed. Classification of the land was discussed. The Commission would like to discuss the issue as a full board before moving forward. Mr. Boudreau and Mr. Shaw thanked the Commission.

Commissioner Jason Wright joined the meeting at 7:15pm.

Mr. Shaw asked about the odor on the pump station at River Road. Commissioner Wright informed those in attendance that he had recently installed a filter on the vent, however he thinks the odor is coming from the valve chamber. The engineers will be consulted regarding this issue and an issue of a chattering manhole. Raising the vent pipe was discussed.

Next order of business was to review the final balancing change order on the Lochmere Project with the Selectmen. Selectmen Katherine Dawson asked if the Commission had a chance to review the Change Order. Chairman Fogg stated that they’d reviewed it individually but not as a Commission. Ms. Dawson stated that her concern
was the realignment of Brook and Silver Lake Road, as she felt that the engineering had
not been correctly done. Chairman Fogg stated that he would like to see some of the
unexpended Grant money go to the trailer parks to help with running the sewer lines.
There is approximately $95,000.00. Grant money does not need to be repaid by the
Town. Chairman Fogg expressed his frustration with the Governor and the SAG
program. Selectmen Dawson stated she also had some concerns with what she feels was
a design flaw on the engineer’s part on the sidewalk on Silver Lake Road. Rural
Development will be contacted regarding the time limit on the grants and how far along
plans would need to be regarding using the grant money for the trailer parks. There was
no further discussion on the Change Order.

Gas Light Village Residents were invited to address the Commission. There were
several petitions submitted to the Commission. One stated that the Co-op residents are
requesting a hardship deferment. The second petition stated that Gas Light Co-op
residents do not own the land and that the land owner should be responsible for the
Betterment. The third petition contained a list of residents that wished to be removed
from the previous two petitions. Mr. Frank Daley addressed the Commission stating his
belief in the unfairness of the Betterment, and the fact that the co-op residents pay taxes
but do not receive certain Town services such as plowing, etc. The co-op is considered
private property. Chairman Fogg asked where Gas Light Co-op was in design and
applying for grants such as the CDBG. They are currently trying to get refinanced and
have not investigated grants. Mr. Glen Vienneau stated that they hadn’t applied for the
CDBG because they knew that White Rock would be applying. The betterment billing of
Hotels was discussed. Billing the Co-op vs. billing each resident was discussed. Mr.
Daley stated that there are people in the Park who can not afford this and asked for a one
to two year waiver. Chairman Fogg asked if they were given a waiver, who should be
pay the shortfall. The residents felt the Town should. Chairman Fogg stated that the
Sewer Commission had already opted to pay the shortfall from the SAG this year which
is approximately $30,000.00. The formula for the Betterment was discussed. Mobile
home parks in other Towns were discussed. If the co-op was subdivided and sold the
front lot a ROW would need to be part of the sale for access. The residents stated that
they believe the total amount of Betterment fees would be approximately $20,000.00 per
year. Town Administrator Joyce Fulweiler stated that they could do a feasibility study
for the CDBG, an engineer would need to be hired. Chairman Fogg questioned the
existing septic systems. Most carry two residences and are 1,000 gallons. Chairman
Fogg asked what would happen if one failed. The residents stated that the State is no
longer allowing them to be repaired. Commissioner Wright pointed out that by today’s
standards a 1,000 gallon tank would not support a three bedroom residence. The Sewer
Commission’s and the Selectmen’s authority was discussed. If the residents could
petition Town Meeting was discussed. Selectmen Dawson was in doubt that a vote at
Town Meeting could over rule State Law. Selectmen Norm Boudreau strongly suggested
they have a lawyer craft the petition if they choose to proceed in that direction. Selectmen
Sandy Plessner asked if Gas Light had investigated any grant funding. They have not. It
was asked if the Town would settle for a lesser amount if the Betterment was paid off at
one time. Ms. Fulweiler stated early payment would not affect the debt service. Mr.
Boudreau pointed out that he and Mr. Shaw are residents on the project and that they both
have to pay their Betterment bills without help from the Town. Charging one bill to the co-op versus each resident was discussed in detail. If this were done, roughly $10,000.00 would need to be redistributed over the betterment. Ms. Fulweiler asked if more units could be added to the park, no. How mobile homes are taxed was discussed. They are considered real property. Co-ops ownership and bi-laws were discussed. Chairman Fogg asked what the value of the park is. The land alone is $854,600.00, with homes it is approximately $1 million. The old school building on the property was discussed. Mr. Boudreau asked if the Town bills the co-op rather than each resident in Gas Light Village who would be paying the difference. Chairman Fogg stated the shortfall would be made up by the others on the Betterment. Mr. Boudreau stated his displeasure with that idea. Selectmen Consentino asked how White Rock Co-op had been billed. Chairman Fogg explained that it had been the same, with each resident receiving a betterment. An easement through the Backland was discussed. This would have to be between property owners and the co-ops. As there were no further questions, the residents thanked the Commission and left the meeting.

Selectmen Dawson asked if White Rock would need a pump system. It was confirmed it would. If a pump station could be designed to accommodate both parks was discussed.

A letter from the Tilton Park Commission was reviewed. The letter asked that the Grange Hall be excluded from the Betterment. The Selectmen have already voted to pay the Betterment for this property. Motion by Commissioner Wright to deny the request of the Park Commission that the Grange be removed from the Betterment. Motion seconded by Commissioner Wadleigh. Motion voted, motion passed.

The Selectmen thanked the Commission and left the meeting.

The minutes of the July 21st 2009 meeting were reviewed. Motion by Commissioner Wadleigh to accept the minutes as presented. Motion seconded by Commissioner Wright. Motion voted, motion passed.

The August 2009 Payables were reviewed. Chairman Fogg stated that the Ashuelot pump station had alarmed and that the valve chamber and wet well had been pumped in advance of Pump Systems arriving. Motion by Chairman Fogg to approve the August 2009 Payables in the amount of $2,825.63. Motion seconded by Commissioner Wright. Motion voted, motion passed.

The Commissioner’s further reviewed the Gas Light Village Co-op Petitions.

Archaeology Invoices for the Lochmere Project were reviewed. Motion to table at this time. A letter to UMaine requesting artifacts was reviewed and signed.

The Commission reviewed the Lockout Tag Out, Confined Space and Emergency Operation Procedures. Motion by Chairman Fogg to approve the Procedures as presented. Motion seconded by Commissioner Wright. Motion voted. Motion passed.
Administrator Ames informed the Commission that the Town is already in possession of GIS software that has not yet been utilized. Administrator Ames will further research the issue.

The Mildred Piscopo property was discussed. She is claiming an unbuildable lot and asking to be removed from the Betterment. The lot is currently assessed at $7.00. The lot is approximately a half an acre. Chairman Fogg asked if it were deemed non-buildable due to there not being enough room for a Septic System to be installed or if it were due to wetlands. If it is a wet land issue was it deemed unbuildable by the State or Town. Administrator Ames will follow up on this issue. The Commission tabled the item at this time.

As there was no further discussion, Commissioner Wadleigh made a motion to adjourn. Motion seconded by Chairman Fogg. All were in favor.

Meeting adjourned at 9:50 PM.

Respectfully submitted,

Johanna Ames